

**GREENBELT COMMISSION
MINUTES OF
September 19, 2011**

The Greenbelt Commission of the City of Norman, Cleveland County, State of Oklahoma, met for the Regular Meeting on September 19, 2011, at 6:30 p.m. Notice and Agenda of the meeting were posted at 201 W Gray Building A, the Norman Municipal Building and at www.normanok.gov twenty-four hours prior to the beginning of the meeting.

ITEM NO. 1 BEING: CALL TO ORDER.

Chairperson Lyntha Wesner called the meeting to order at 6:30 p.m.

≈ ≈ ≈ ≈ ≈ ≈

ITEM NO. 2 BEING: ROLL CALL.

MEMBERS PRESENT:	Bob Bruce
	Geoff Canty
	Jane Ingels
	Jim McCampbell
	Mary Peters
	Lyntha Wesner

ABSENT:	Jack Eure
	Richard McKown

STAFF MEMBERS PRESENT:	Susan Connors, Director of Planning & Community Development
	Ken Danner, Development Manager, Public Works
	Jane Hudson, Planner II
	Jolana McCart, Admin Tech IV

GUESTS PRESENT:	John Lohman
	Rodger Whited

≈ ≈ ≈ ≈ ≈ ≈

ITEM NO. 3 BEING: Approval of the Minutes from the August 15, 2011 Regular Meeting.

Motion by J Ingels for approval; **Second** by J McCampbell. All approve.

≈ ≈ ≈ ≈ ≈ ≈

ITEM NO. 4 BEING: Review of Greenbelt Enhancement Statement Applications.

Items GBC 11-19 and GBC 11-20 were reversed in review order due to applicant attendance.

CONSENT DOCKET

Motion by J Ingels to remove both items from the Consent Docket for further review;
Second by G Canty. All approve.

≈ ≈ ≈ ≈ ≈ ≈

GBC 11-20

Applicant: John Lohman
Location: This property is located on the east side of 24th Avenue NW just south of Indian Hills Road.
Request: Certificate of Survey – Lohman COS, 30 Acres and Preliminary Plat – Cottonwood Creek, 32 Acres.

The applicant, John Lohman, and Rodger Whited, surveyor, were present to answer questions.

While the applicant was required to meet the WQPZ and flood plain requirements, the large undisturbed area between the two developments along the Little River would not be accessible to the public at this time. All properties of this development is private and the owner has not offered any public access easements.

J Lohman stated that the covenants would explain to the property owners the flood plain and WQPZ restrictions and requirements.

Chair Wesner referred to the Guidelines for Evaluating Greenbelt Enhancement Statements to evaluate the criteria to make their recommendation:

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements.

(f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.

(j) Permeable ground surfaces have been preserved to the extent possible.

(o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.

(r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.

(s) Riparian buffers are incorporated into the Greenbelt System.

J Ingels stated that she felt that *(b) Greenways are established and provide connections to other existing and future components of the Greenbelt System* could apply. She felt that although at the present time there is no public access, an opportunity could possibly present itself later.

Chair Wesner asked the applicant if he would consider linking with the existing easement of Hidden Lake Estates to allow access to his properties open space.

J Lohman stated that he would not be excited about it. The land was purchased for privacy reasons. He felt that the person who owned the property and paid the taxes on that property should have the option of keeping the land private.

He went on to say that he was currently torn between two committees. "The water protection act has tried to take my backyard and tell me I can't mow it to less than 6 inches and not do anything with it. I'm ok with that but when I bought all that acreage that was not in play and now I am in front of a committee that wants to take my backyard and make it into a walking path. I struggle with that."

He stated that he felt that if planned ahead of time the idea would work well but that this property was too far away from the public and that the cost would be astronomical compared to how many people would use it.

Chair Wesner agreed that the planning elements were coming along late. She wished to also add comments from Section 4-2026:

(a) Proposed additions to the Greenbelt System should be guided by the following principles:

2. The Greenbelt System should preserve valuable green space, natural habitat and key areas with existing vegetation.

8. Greenbelts should protect environmentally sensitive lands that are generally the least suitable for development, especially flood prone areas and riparian corridors, and provide connectivity between the elements of the Greenbelt System.

(d) Multi-purpose greenways should be created that:

2. Protect the environmentally sensitive areas of the City and serve as a wildlife habitat.

3. Serve as a stormwater management resource for urban run-off and regional detention needs.

Motion by J Ingels to send the application forward with additional comments; **Second** by M Peters. All approve.

Chair Wesner complemented the applicant on the nice job of completing the Enhancement Statement.

J Lohman asked to receive the comments ahead of the Planning Commission meeting.

- **Greenbelt Commission comments and suggestions regarding proposed development submitted for Planning Commission and City Council consideration are as follows:**

(See attached comments written following the meeting and submitted with the recommendation to the Planning Commission and City Council.)

≈ ≈ ≈ ≈ ≈ ≈

GBC 11-19

Applicant: BDL, Inc.

Location: This property is located on the south side of Alameda Drive, east of 72nd Avenue SE.

Request: Preliminary Plat for 5.39 acres of commercial development.

Neither the applicant nor a representative was present.

After the City eliminated the dangerous intersection of Alameda Street/ Alameda Drive/72nd Avenue SE, new improvements for Alameda Drive included ingress and egress points to Alameda Drive for the convenience store located on the south side of Alameda Dr at Oliphant Ave east of 72nd. The owner is now submitting a preliminary plat to be followed with a final plat in order to expand his business in the future.

A discussion was held on the private open space offered by this parcel and the lack of trail connectivity to Lake Thunderbird. S Connors stated that major trail opportunities such those presented on Highway 9 would be better to move people long distances. She also stated that as more developments were planned in the east part of Norman time could be spent to looking at connecting trail possibilities.

Motion by J Ingels to send the application forward the staff report as written; **Second** by G Canty. All approve.

- **Greenbelt Commission comments and suggestions regarding proposed development submitted for Planning Commission and City Council consideration are as follows:**

This item passed unanimously with no additional comments.

≈ ≈ ≈ ≈ ≈ ≈

ITEM NO. 5 BEING: Miscellaneous Discussion.

G Canty left the meeting at 7:20.

A brief informational discussion was held on the proposed bike lane from Cedar Lane to 12th Ave SE, ending approximately ½ mile east of 24th Avenue SE. This lane would end at the east end of The Links apartments. A possible future project would have the lane continue further north on 12th Avenue SE across Hwy 9. The bike program is staffed by Parks and Recreation.

Chair Wesner asked for an update on the continuing approval process of the Greenway Master Plan. S Connors stated that she had spoken with the Legal Department and that the Commission could have an item on a regularly scheduled meeting agenda to finalize the plan. All meetings are open to the public and duly published and serve as public hearings. Public hearings would also be held at the Planning Commission and City Council.

Chair Wesner asked if the final plan would be ready for the October meeting. S Connors said that staff would be meeting with GIS to finalize the maps and was unsure if the maps could be ready by the next meeting.

There were no further miscellaneous items.

≈ ≈ ≈ ≈ ≈ ≈

ITEM NO. 7 BEING: Adjournment.

The meeting was adjourned at 7:30 p.m.

≈ ≈ ≈ ≈ ≈ ≈

Passed and approved this 17 day of October 2011.

Lyntha Wesner
Lyntha Wesner, Chairperson

Greenbelt Commission Meeting – September 19, 2011

GBC Application 11-20 (Planning Commission Item #____)

Applicant: John Lohman
Location: South of Indian Hills Road on the east side of 24th Avenue NW
Proposal: Certificate of Survey – Lohman Landing COS, 30 acres and
Preliminary Plat – Cottonwood Creek, 32 acres

Greenbelt Commission Final Comments - GBC 11-20

- Although the applicant stated he is not open to the idea of granting any easements for public trails or greenways the Commission commended the applicant on his efforts to keep open space intact as well as adhering to the requirements of the WQPZ (Water Quality Protection Zone) to not impact the existing stream corridor with construction of single family homes or accessory elements in the development.

The following sections of the Greenbelt ordinance support the Greenbelt Commissions comments and finding that the applicant's development meets the following criteria.

Sec. 4-2026. Specific Principles, Purposes and Goals of the Greenbelt System

- (a) 2. The Greenbelt System should preserve valuable green space, natural habitat and key areas with existing vegetation.
- (a) 8. Greenbelts should protect environmentally sensitive lands that are generally the least suitable for development, especially flood prone areas and riparian corridors, and provide connectivity between the elements of the Greenbelt System.
- (d) 2. Protect environmentally sensitive areas of the City and serve as a wildlife habitat;
- (d) 3. Serve as a storm water management resource for urban run-off and regional detention needs;

Sec. 4-2028. Guidelines for Evaluating Greenbelt Enhancement Statements

- (b) Greenways are established and provide connections to other existing and future components of the Greenbelt System.
- (f) Adverse impacts on existing topography, drainage patterns and natural vegetation are minimized.
- (j) Permeable ground surfaces have been preserved to the extent possible.
- (o) Storm water management design considers the potential for trail and green space preservation, enhancement and/or creation.

(r) To the extent possible, the development layout, as designed, does not impair the ability of riparian buffers from serving as corridors for wildlife movement.

(s) Riparian buffers are incorporated into the Greenbelt System.